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Quarterly Report

Chicago Housing Authority

June 1, 1958

CHA REVISES PLANS FOR APPROVED SITES TO INCLUDE ADDITIONAL LARGE UNITS

The Public Housing Administration is currently reviewing new plans submitted by the Chicago Housing Authority for public housing sites previously approved by the City Council which have not yet reached the building stage. These new plans, if approved, will permit the Authority to place an additional 900 apartments in construction before the end of 1959 and will increase the number of urgently needed large units by about 1,500.

When the Federal government announced that it was not feasible to make any upward revisions in its cost limitations, the Authority had to find other means of alleviating the shortage of large apartments priced within the budgets of families with low incomes. The revision in plans for existing sites seemed to be the only solution which did not involve considerable time-consuming delays.

The added 900 units are being drawn from the reservation of 3,843 new units available to Chicago under the Housing Act of 1956.

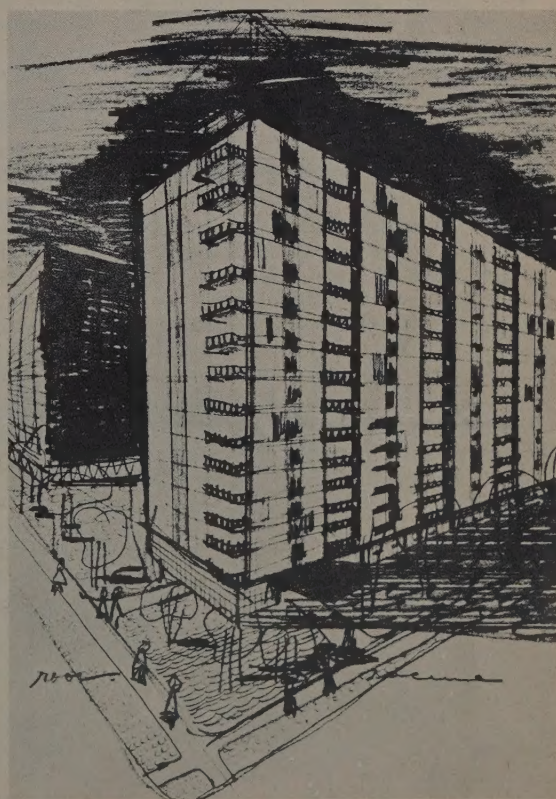
The new plans proposed by CHA call for building 8,803 apartments on 28 sites, instead of 7,889 as originally planned. (See tabulation on back page.) Of this total, more than 75 per cent, or 6,611 apartments, will have three, four or five bedrooms.

To make possible the addition of so large a proportion of multi-bedroom units, some 600 apartments containing one and two bedrooms were omitted from the designs. These smaller units will be picked up when sites are selected and plans drawn for the remaining 2,959 units in the 1956 reservation.

Adding the smaller units to the new sites will help the Authority balance costs and thereby stay within the limitations prescribed by PHA.

New Construction Schedule

There are now 1,058 new public housing apartments under construction in Chicago. The 203-unit building (cont'd on p. 2)



ROOSEVELT ROAD AND BLUE ISLAND AVENUE is site for 437 apartments to be constructed by the Chicago Housing Authority. Preliminary sketch by architects, Mielke & Smith, depicts concept of elevator building now being designed.

MEET THE INDIANS

A new program, based on Indian precepts of honesty, bravery and good deeds, has been organized at Henry Horner Boys Club, which headquarters at the CHA's Horner Homes, Lake Street and Damen Avenue.

Enrollment is restricted to boys between the ages of eight and thirteen who live either at Horner Homes or in the neighborhood immediately adjacent to the project.

Members are organized into tribes, and advancement along the ancient Indian trail of success is attained through the achievement of goals aimed at character building and responsible citizenship.

Sam Swope, staff member of the Boys Club, has charge of the new program, and under his guidance the boys are learning Indian crafts, folklore and dancing.

Tenants at Horner Homes are proud of these youngsters who are having a good time learning the golden rules of the earliest Americans.

The Boys Club has been doing remarkable work with children in the Horner Homes neighborhood. Two of the ten citizenship awards recently given by the Chicago Boys Clubs, which carry with them scholarships valued at \$300 each, went to teenage members of the Horner Club.

REVISED PLANS

(cont'd from p. 1)

at 29th Street and Calumet Avenue, Prairie Avenue Courts Extension, will be ready for occupancy this summer. Ground was broken for 855 apartments in Rockwell Gardens in March. These units at Van Buren and Western Avenue will not be completed until the early part of 1960.

In July, the Authority hopes to begin construction on a 140-unit building at Monroe and Campbell Avenue, adjoining Rockwell Gardens.

Barring unforeseen delays, building will start at Roosevelt Road and Blue Island Avenue in November. There are 437 units planned for this site. By the end of 1958, the Authority expects to award construction contracts for 472 units at 38th Street and Cottage Grove Avenue.

The balance of the 8,803 apartments will reach the building stage in 1959.

NOT-FOR-PROFIT HOUSING PLAN

REACHES SITE SELECTION STAGE

Two Chicago areas were approved by the CHA Commissioners on May 5 as possible locations for a non-profit housing program approved in principal by the Board in March. Before the Authority can take further steps toward purchase of the properties, approval by the City Council is required and will be asked for shortly.

Approximately 45 suitable vacant lots have been located in each of the following areas: on the West Side, between West 14th Street, West 16th Street, South Kostner Avenue and South Kolmar Avenue; on the South Side, between West 59th Street, West 63rd Street, South Racine Avenue and South Loomis Street.

Selection of individual lots for redevelopment has still to be made, but it is not anticipated that all suitable lots in the areas will be included in the redevelopment plans.

Outline of Program

As originally proposed, the plan contemplates acquisition by the Authority, by use of its eminent domain powers, of suitable vacant, tax-delinquent lots within the city. The Authority would then transfer the land to the Chicago Dwellings Association, the city's non-profit corporation, for redevelopment with single family homes or small apartment buildings for sale or for rent to families in middle income or lower middle income brackets.

PLAN MORE STAFF ASSISTANCE TO PROMOTE GOOD NEIGHBOR SPIRIT

In a move to improve relations with both tenants and neighbors and the communities surrounding public housing developments, the CHA will soon expand its staff of management aides from the present four members to seventeen. This will provide the services of one staff member for approximately each thousand tenant families.

Duties of this staff will include housekeeping inspection, general counselling on housekeeping practices, care of children, responsibility for maintenance of property, lease agreements, and, when indicated, referrals of special cases to social and welfare agencies.

Efforts will also be made to promote good community relations by stimulating interest of CHA tenants in community programs and by making social space in the projects available to the community when appropriate activities are planned. In this way, the Authority hopes to dissipate the barriers between "project people" and those remaining in the blighted areas around the CHA development.

The plan would make available in a minimum time added housing for people whose budgets are just above the maximums allowed for public housing and alleviate the city's serious shortage of this type of housing. It would also act as a spur to various conservation programs in neighborhoods which are now threatened with blight.

Numerous properties now delinquent on the County Treasurer's books would be restored to revenue producing properties, contributing to the defrayment of the cost of municipal services.

Pattern Established

The Chicago Dwellings Association, whose activities are directed by Commissioners of the CHA with the addition of one member, George H. Dovenmuehle, has to date completed two projects. One, a 318-unit rental building at 60th and Langley Avenue, and the other, a 52-unit rowhouse project at 47th Street and Princeton Avenue. The rowhouses were sold to individual purchasers on completion.

The new plan goes a step farther than the previous CDA ventures in that it serves the two-fold purpose of making needed housing available and at the same time rids the County of tax-delinquent property.

Good Neighbor Program

Participation by tenants in the Authority's Good Neighbor of 1958 Program, which got under way in March, has exceeded expectations. There is evidence that enrollment in the program is a source of pride and is resulting in improvement in the care of both dwellings and grounds.

The Authority has just distributed window stickers signifying membership in the program. The blue and gold emblem pictures a pair of clasped hands to symbolize the good neighbor theme.

Commissioners' Award

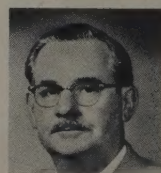
Sometime in June, a new flag will fly with Old Glory at one CHA project which in the opinion of the Authority inspectors has maintained the best looking grounds for the previous month. The new flag has a blue field and bears the CHA seal in the center, embroidered in gold.

The flag will be retained by the selected project for thirty days, or until its record for good appearance is surpassed by another project.

The idea was originally contemplated by the Authority many years ago, but was not feasible at the time because the machinery to make it workable was not available. In the interim, the creation of CDA affords an operating agency which can carry through the redevelopment and the disposition or operation of the buildings.

CHA BOARD RE-ELECTS SLATE OF OFFICERS

Joseph P. Sullivan began his third term as chairman of the Authority Board of Commissioners in March, while his fellow commissioners re-elected him to the post at the annual meeting.



In January of this year, Sullivan was re-appointed to a new five-year term on the Board by Mayor Richard J. Daley, with the concurrence of the State Housing Board.

Also re-elected were: Martin J. Dwyer, vice chairman; Charles R. Swibel, treasurer; and Theophilus M. Mann, assistant treasurer.

The fifth member of the board John R. Fugard, has held the chairmanship at three different times in the past.

NEW RENT AND INCOME POLICIES BRING ADDED REVENUE TO CHA

FEDERAL AGENCY RECOMMENDS CHANGES IN CHA OPERATIONS

Net rents charged by the Authority in the first quarter of 1958 totaled \$2,859,515, an increase of \$193,000 over the previous three months. About one-third of this added revenue is directly attributable to changes in the Authority's regulations governing income limits and rent charges which became effective during the quarter. The balance represents income from newly completed apartments.

Admissions Hit New High

Public housing dwellings were leased to 1,562 new tenants during the March quarter, the highest three-month total in CHA history. Of this number, 1,329 moved into new units just completed at the Frances Cabrini Homes Extension on the Near North Side and Stateway Gardens at 35th and State Streets.

Median annual income of these new tenants rose to \$2,825, compared with \$1,610 in the last quarter of 1957. This reflects not only the upward revision in the Authority's income limits, but also the new exemptions from family income which are allowed in determining eligibility for public housing.

No change has been made in the Authority's policy of basing rental charges on total family income, except for exemptions of \$100 which are allowed for each minor child in the family. In determining eligibility for admission and continued occupancy, however, the Authority now exempts from consideration an additional \$100 for adult members of the family having no income. It also exempts \$600 of the income of minors and adults, other than the head of household or spouse.

These new exemptions for purposes of determining eligibility permit children to hold after-school jobs, and dependent grandparents, for example, to turn small amounts of money without endangering the eligibility status of the family. On the other hand, because these earnings are included in determining rentals, the Authority realizes slightly higher income.

Family Types

Families consisting of husband, wife and children constituted 54 per cent of all new tenants admitted in the first three months of the year. Fourteen per cent of the new move-ins were old-age couples, single persons, and adults families, and the remaining 32 per cent were families where only one parent was in the home.

New Registrations Increase

Because the new policies make public housing available and attractive to more families in the wage-earning group, a record number of registrations for housing were received in the March quarter.

New requests rose to 3,874, exceeding any previous comparable period, and almost doubling the number received in the first three months of 1957.

Ineligibles Decrease

Only 58 of the Authority's tenants had incomes above the amounts allowed for continued occupancy on March 31st. This represents less than one-third of one per cent of the rent rolls, the lowest since earliest years of the CHA operation. These families are under notice to move.

During the quarter, 107 families were removed from the ineligible list. Of that number, 32 vacated their apartments, 22 regained eligibility because of reduced income, and 53 were restored to the eligible status by reason of the newly revised income limits.

OPEN CONSTRUCTION BIDS FOR OLD-AGE PROJECT

On June 3rd, the Chicago Housing Authority will open bids from contractors for the construction of a new housing development designed especially for senior citizens.

The new building, which will con-

tain 92 apartments, recreational space, a clinic and a workshop, will stand on a one-acre tract of land which was once a part of Julia C. Lathrop Homes. The site is on the east side of Leavitt Street, just south of Diversey Parkway.

Report of a management survey of CHA operations and policies by the Public Housing Administration was released in March. The Federal agency recommended 44 changes in organization structure and policy.

Twelve of the recommendations listed concur in action previously taken by CHA in February when a reorganization of the Authority became effective. Three other recommendations involve changes which the Authority has had under consideration for some time and will be effective by July 1, 1958.

Late in April, the Authority's executive director, Alvin E. Rose, conferred with PHA officials and agreements were reached with respect to an additional 19 recommendations. These changes involve realignment of responsibilities, reorganization of various divisions, establishment of new jobs, etc.

The remaining five recommendations involve basic changes in policy and before any action is taken the questions must be referred to the CHA Board of Commissioners for study and decision.

Total cost of the project is estimated at \$1,200,000 and is being financed with general corporate funds of the Authority.



PRAIRIE AVENUE COURTS EXTENSION, new CHA development at 29th Street and Calumet Avenue, will be ready for occupancy this summer. The 13-story building contains 203 apartments; 24 with one bedroom; 101 with two bedrooms; and 78 with three bedrooms. Adjacent to the new building, is Prairie Avenue Courts where 326 families live in 2-, 7-, and 14-story buildings constructed with City and State funds.

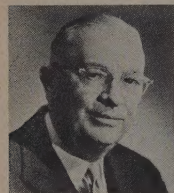
COMMISSIONER FUGARD GUEST OF WEST GERMAN GOVERNMENT

John R. Fugard, the Authority's senior commissioner and former chairman, has just spent thirty days in Germany as the official guest of the West German Government.

As chairman of the Committee on International Relations of the American Institute of Architects, Fugard and nine other leading American architects and city planners visited German cities and participated in round-table discussions with officials and leaders in the fields of their professional interests. The tour was part of an exchange program with the United States, inaugurated in 1952 by the German parliament.

The objectives of the program are to give Americans an opportunity to become acquainted with present day life and institutions in Germany. The German government also wishes by this means to show appreciation for opportunities given German citizens visiting the United States.

Fugard is rapidly becoming Chicago's No. 1 good will ambassador of architecture and town planning. In February of this year, he led a group of twenty architects on a tour of South America, also representing the A.I.A. Last year, he was a delegate to the Institute's convention in Paris, and in 1956 he attended the International Federation of Housing and Town Planning Officials held in Vienna. In July, he plans to attend a convention of the International Union of Architects in Moscow.



WAIVE CITIZENSHIP AS CONDITION OF TENANCY

Citizenship is no longer required by CHA for admittance to the city's public housing developments. Applicants must, however, give evidence of an intention to become citizens of the United States and apply for citizenship within the minimum time required for such action. Failure to comply will constitute cause for eviction.

This action by the Authority was

taken to bring its eligibility requirements into conformity with Federal regulations which no longer demand that the lease signer for a public housing apartment be a citizen of the United States.

Believing, however, that a sincere desire for naturalization should be a condition of tenancy, CHA Commissioners directed that follow-up action be taken by the Authority's staff to determine whether or not a tenant applies and carries out the intention he avowed.

CHICAGO HOUSING AUTHORITY DEVELOPMENTS

May 31, 1958

COMPLETED

(30 DEVELOPMENTS—18,254 DWELLINGS)

1. Jane Addams Houses	(F)	992
2. Julia C. Lathrop Homes	(F)	925
3. Trumbull Park Homes	(F)	454
4. Ida B. Wells Homes	(F)	1,658
5. Frances Cabrini Homes	(F)	586
6. Robert H. Brooks Homes	(F)	834
7. Bridgeport Homes	(F)	141
8. Lawndale Gardens	(F)	128
9. Altgeld Gardens	(F)	1,500
10. Wentworth Gardens	(F)	422
11. Dearborn Homes	(F)	800
12. Maplewood Courts	(C-S)	132
13. Harrison Courts	(C-S)	126
14. Leclaire Courts	(C-S)	316
15. Racine Courts	(C-S)	120
16. Ogden Courts	(C-S)	136
17. Prairie Ave. Cts.	(C-S)	326
18. Archer Courts	(C-S)	148
19. Loomis Courts	(C-S)	126
20. Phillip Murray Homes	(F)	500
21. Victor A. Olander Homes	(F)	150
22. Leclaire Courts Ext.	(F)	300
23. Grace Abbott Homes	(F)	1,218
24. Ida B. Wells Extension	(F)	650
25. Harold L. Ickes Homes	(F)	803
26. Gov. Frank O. Lowden Homes	(F)	128
27. Gov. H. Horner Homes	(F)	920
28. Cabrini Extension	(F)	1,921
29. Olander Homes Ext.	(F)	150
30. Stateway Gardens	(F)	1,644

UNDER CONSTRUCTION

(2 DEVELOPMENTS—1,058 DWELLINGS)

31. Prairie Ave. Cts. Ext.	(F)	203
32. Rockwell Gardens	(F)	855

IN DESIGN AND LAND PURCHASE STAGES

(28 DEVELOPMENTS—8,803 DWELLINGS)

32. Rockwell Gardens-R	(F)	2
33. Division & Ogden	(F)	1,04
34. Roosevelt & Blue Island	(F)	43
35. 32nd & Prairie	(F)	14
36. 35th & Calumet	(F)	5
37. 37th & Calumet	(F)	2
38. 37th & Ellis	(F)	2
39. Lake Park	(F)	3
40. Oakenwald School Area	(F)	7
41. 40th & Langley	(F)	8
42. 45th & Champlain	(F)	26
43. Pershing & South Park	(F)	23
44. 35th & Cottage Grove	(F)	18
45. 50th & Cottage Grove	(F)	8
46. 62nd & Blackstone	(F)	3
47. 51st & Calumet	(F)	1
48. 57th & Wabash	(F)	1
49. 63rd & Calumet	(F)	13
50. 63rd & Indiana	(F)	4
51. 63rd & Wabash	(F)	20
52. 57th & Normal	(F)	7
53. Lake & Damen	(F)	74
54. Monroe & Campbell	(F)	14
55. 38th & Cottage Grove	(F)	47
56. 44th & Cottage Grove	(F)	13
57. 40th & State	(F)	294
58. 51st & State	(F)	1,05
59. Housing for Elderly	(C-S)	9

(F) Financed with borrowed funds with repayment guaranteed by Federal government; (C-S) with city and state funds.

CHICAGO HOUSING AUTHORITY

608 South Dearborn Street
Chicago 5, Illinois

COMMISSIONERS

Joseph P. Sullivan, Chairman
Martin J. Dwyer, Vice Chairman
Charles R. Swibel, Treasurer
John R. Fugard
Theophilus M. Mann

Alvin E. Rose, Executive Director

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